

United States Department of the Interior  
National Park Service

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received JUL 3 1986  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic N/A

and or common Beaver Hills Historic District

**2. Location**

street & number See continuation sheet

N/A not for publication

city, town New Haven

N/A vicinity of

state Connecticut

code 09

county New Haven

code 009

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Ownership

street & number N/A

city, town

vicinity of

state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. New Haven Town/City Clerk's Office

street & number Kennedy Mitchell Hall of Records, 200 Orange Street

city, town New Haven

state Connecticut

**6. Representation in Existing Surveys**

title State Register of Historic Places

has this property been determined eligible? ☐ yes ☒ no

date 1986

☐ federal ☒ state ☐ county ☐ local

depository for survey records Connecticut Historical Commission, 59 S. Prospect Street

city, town Hartford

state Connecticut

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## 7. Description

---

### Condition

☒ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☐ altered

### Check one

☒ original site  
☐ moved      date \_\_\_\_\_

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### Describe the present and original (if known) physical appearance

The Beaver Hills Historic District is situated in northwestern portion of the City of New Haven, which is located along Connecticut's coastline approximately 80 miles northeast of New York City and 35 miles southwest of the mouth of the Connecticut River. The district lies about one-half mile south of the Hamden town line and one-half mile east of the center of the Village of Westville. It occupies the eastern and northern portions of a small hill rising 60 feet above Beaver Ponds Park, which encompasses 130 acres of land immediately adjacent to the east. Framed by Goffe Terrace to the south, Boulevard to the west, and Crescent street to the east and north, the district includes 276 major structures on approximately 97 acres of land. Of these 276 major structures, 235 contribute to the district's significance as one of New Haven's best and most nearly intact examples of a suburban residential subdivisions planned and developed during the early twentieth-century.

The district is traversed by five major roads aligned on parallel southwest/northeast axes (Winthrop Avenue, Norton Parkway, Ellsworth Avenue, Colony Road, and Bellevue Road) and three smaller cross streets aligned on parallel southeast/northwest axes (Dyer Street, Glen Road, and Moreland Road). With the exception of Dyer Street, which appears to date from the 1870s, all of these roads were laid out between 1908 and 1925.

From a design standpoint, four district roads are particularly noteworthy. Planted during the district's initial years of development, the 60-foot high hardwood trees which now line Ellsworth Avenue and Colony and Bellevue Roads, with their broad overarching canopies and regularly spaced trunks, give each of these streets a strongly arcade-like appearance (Photograph 1). The greater breadth and grassy central esplanade of Norton Parkway combine to give this street a graceful, park-like atmosphere (Photograph 8). At their intersections with Goffe Terrace, Norton Parkway and Ellsworth Avenue are also notable for the brick gateway piers featuring tile plaques depicting beavers. These piers were constructed by the Beaver Hills Company in 1908 to define the southern terminus of the neighborhood (Photograph 13).

The district continues to remain overwhelmingly dominated by large to moderately sized single-family houses erected between 1908 and 1936. Built on individual lots ranging from 125 to 200 feet deep and 50 to 75 feet wide, the houses along each street maintain essentially uniform setbacks of about 30 feet. Architectural styles represented in the district include vernacular examples of the Queen Anne, Colonial Revival, Tudor Revival, Bungalow, Spanish Colonial Revival, and Prairie modes. Colonial Revival, Tudor Revival, and Bungalow are the three most prevalent styles,

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**(Location, cont.)**

**Bellevue Road**

East side: 7 through 165 (inclusive); 295 through 365 (inclusive)

West side: 30 through 170 (inclusive); 290 through 370 (inclusive)

**Colony Road**

East side: 5 through 245 (inclusive)

West side: 4 through 246 (inclusive)

**Crescent Street**

West side: 52 through 150 (inclusive)

**Dyer Street**

North side: 47 through 57 (inclusive)

South side: 10

**Ellsworth Avenue**

East side: 445 through 665 (inclusive)

West side: 444 through 670 (inclusive)

**Glen Road**

North side: 25 through 49 (inclusive)

South side: 10 through 90 (inclusive)

**Moreland Road**

North side: 45

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(Location, cont.)

**Norton Parkway**

East side: 389 through 535 (inclusive)

West side: 390 through 538 (inclusive)

**Winthrop Avenue**

East side: 591 through 667 (inclusive)

West side: 590 through 690 (inclusive)

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**Representation in Existing Surveys (cont.)**

**Title:** New Haven Historic Resources Inventory, Phase IV: Western New Haven.

**Date:** 1984

**Type of Survey:** Local

**Depository for Survey Records:** Connecticut Historical Commission, 59 South  
Prospect Street, Hartford, CT 06106

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**(Description, cont.)**

respectively accounting for 57%, 29%, and 6% of the district's building stock as a whole. Wood and concrete are the principal structural materials utilized in district buildings, although significant examples of houses erected with exterior walls of load-bearing brick are also extant (Photographs 6, 7, 17, 19, 21, 25). Common sidings for frame houses include clapboard and wood shingles. Many district structures, particularly those built after 1925 in the Tudor Revival style, feature exterior walls veneered, in whole or in part, with differing combinations of stucco, brick, stone, and/or half-timbering (Photographs 2, 4, 5, 11, 14, 15, 16, 18, 22, 23, 24, and 30). A number of houses also retain original slate roof shingles.

The district retains an unusually high degree of architectural integrity, having changed little during the postwar era. Most structures are in good-to-excellent physical condition. Most buildings retain all or the bulk of their historic exterior fabric and features, including original siding and roof surfacing materials. In most cases, notable exterior alterations have been limited to the installation of modern storm windows and doors, and/or the enclosure of small side and/or rear porches.

The district is particularly notable for its relative lack of significant visual intrusions. With a handful of exceptions, virtually no demolition or construction has taken place within the district since the early years of the Second World War. There is only one vacant lot in the district. While the district includes 41 structures deemed to be non-contributing, in all but five cases this designation was based solely on the fact that such houses were erected between 1937 and 1942 and therefore do not currently meet the minimum age criteria established for National Register structures. Non-contributing structures which fall into this category invariably share the same attributes of scale, style, materials, and workmanship (often even the same builders) as nearby contributing structures erected prior to 1937.

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(Description, cont.)

**Building Inventory - Beaver Hills Historic District**

An inventory of the structures located within the Beaver Hills Historic District is provided on the following pages. Street numbers and tax lot numbers were derived from field review and maps on file with the New Haven Assessor's Office. Building dates, historic names, architectural attributions, and builder attributions were derived from the New Haven Building Department Records, New Haven City Directories, and New Haven Land Records.

Inventory items are listed in the following format:

**Street Name**

**St. No.**

Tax Lot No.	C (contributing) or NC (non-contributing)	Date Built.	Historic Name (if known). A:Architect (if known). B: Builder (if known). Brief architectural description.
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**Bellevue Road**

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(330-316-1) C 1935. Joseph Reynolds House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style brick house with gable roof, front gable pavilion and dormer.

21

(330-316-2) C 1936. George Reilly House. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pavilion.

30

(330-315-27) C 1934. Louis Evans House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style brick house with hip roof, main entry on south side.

35

(330-316-3) C 1935. Albert J. Booth, Jr. House. 2 1/2-story Colonial Revival-style frame house with gable roof, 1-story side wings.

40

(330-315-26) C 1936. Abraham Rubin House. B: Empire Realty Company. 2 1/2-story Colonial Revival-style frame house with gable roof.

47

(330-316-4) C 1931. Adolph Eisele House. 2 1/2-story Colonial Revival-style frame house with gable roof.

50

(330-315-25) C 1934. Walter E. Ufford House. B: Beaver Hills Company. 2 1/2-story brick house with gable roof.

59

(330-316-5) C 1932. May C. Harrigan House. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers.

60

(330-315-24) C 1936. Thomas K. Wilson House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, gable entry vestibule, open side porch. (Photo 17)



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(Bellevue Road, cont.)

- 74  
(330-315-23) NC 1940. Irving and Dora Alpert House. B: Heller Contracting Company. 1 1/2-story Colonial Revival-style frame house with gable roof, front gable dormers, stone veneer front. (Photo 17)
- 75  
(330-316-6) NC 1940. Rose Anastasia House. B: Heller Contracting Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 85  
(330-316-7) C 1936. Benjamin W. Henning House. 2 1/2-story Tudor Revival-style frame house with gable roof, large shed dormers, front gable vestibule, front partially veneered with brick, stucco, half-timbering.
- 86  
(330-315-22) NC 1940. B.M. Shea House. B: Heller Contracting Company. 2 1/2-story Colonial Revival-style frame house with gable roof, vertical flush board siding on first-story front. (Photo 17)
- 95  
(330-316-8) C 1936. Joseph J. Nadler House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, brick veneers on first-story front.
- 100  
(330-315-21) NC 1940. Albert Levine House. B: Heller Contracting Company. 2 1/2-story Colonial Revival-style frame house with gable roof, brick veneer on first-story front. (Photo 17)
- 105  
(330-316-9) C 1936. J.D. Phillips House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, stone veneer on first-story front.

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- 110  
(330-315-20) NC 1939. Frank C. Mirto House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 120  
(330-315-19) C 1936. Louis S. Lapidés House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, brick veneer on first-story front.
- 121  
(330-316-10) C 1936. Samuel Rottman House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, vertical flush board siding on first-story front.
- 130  
(330-315-18) C 1936. George H. Grant House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 135  
(330-316-11) NC 1940. Anthony G. Villano House. B: Heller Contracting Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule, front partially veneered with brick.
- 140  
(330-315-17) NC 1938. A.A. Toscano House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 143  
330-316-12) NC 1936. Irving T. Cooper House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 155  
(330-316-13) C 1936. Harold B. Wasserman House. 2 1/2-story Colonial Revival-style frame house with gable roof.

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**(Bellevue Road, cont.)**

- 156  
(330-315-6) NC 1937. Jack A. Tiven House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style fram house with gable roof, front gable pavilion and dormer.
- 165  
(330-316-14) C 1936. B: Rosette Building Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule, exterior partially veneered with brick, stucco, half-timbering.
- 170  
(330-315-15) C 1936. Aaron Bufferd House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 290  
(328-404-44) C 1936. Joseph L. Kaplowe House B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule, front partially veneered with brick, stone, half-timbering.
- 295  
(328-405-2) C 1936. Herman H. Alpert House B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pavilion, front partially veneered with brick.
- 300  
(328-404-43) NC 1939. Frank Berger House. B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion, front veneered with brick, stone, stucco, half-timbering. (Photo 18)
- 305  
(328-405-3) NC 1940. Julius Goldberg House. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, brick veneer on first-story front.

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- 310  
(328-404-42) C 1936. Nathan E. Cooper House. B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule, front veneered with brick, stucco, half-timbering. (Photo 18)
- 315  
(328-405-4) NC 1940. A.H. Baldwin House. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pavilion and dormers.
- 320  
(328-404-41) C 1936. Paul Lerman House. B: Emerson Construction Company. 2 1/2-story Tudor/Colonial Revival-style frame house with gable-roof, front gable pavilion. (Photo 18)
- 329  
(328-405-5) C 1936. Milton Schwartz House. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front veneered with brick.
- 330  
(328-404-40) C 1936. Morris Shapiro House. B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front veneered with brick, stucco, half-timbering.
- 340  
(328-404-39) C 1936. Harry Grossman House. B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and dormer, front veneered with brick, stucco, half-timbering.
- 350  
(328-404-38) C 1935. Frank Kellert House. B: Emerson Construction Company. 2 1/2-story Colonial Revival-style frame house with gable roof.

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(Bellevue Road, cont.)

- |                     |    |       |   |
|---------------------|----|-------|---|
| 355<br>(328-405-6)  | NC | 1939. | Harry Caplan House. B: Rosette Building Company. 2 1/2-story Tudor Revival-style frame house with gable roof.   |
| 360<br>(328-404-37) | C  | 1936. | Emile Dorer House. B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front jerkinhead-gable pavilion.                         |
| 365<br>(328-405-7)  | C  | 1936. | Lawrence C. Kaplan House. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.  |
| 370<br>(328-404-36) | C  | 1936. | Isidore Mitnick House. B: Emerson Construction Company. 2 1/2-story Colonial Revival-style frame house with gable roof, vertical flush board siding on first-story front. |

(end Bellevue Road)

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**Colony Road**

- |                    |   |       |   |
|--------------------|---|-------|---|
| 4<br>(330-316-27)  | C | 1930. | Israel L. Blodinger House. B: Irving Alpert. 2 1/2-story Tudor Revival-style frame house with gable roof, stuccoed exterior walls.                              |
| 5<br>(330-317-1)   | C | 1926. | George and Theresa McKee House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, stuccoed exterior. (Photo 27)          |
| 11<br>(330-317-2)  | C | 1926. | Irving N. Countryman House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers, enclosed side porch. |
| 16<br>(330-316-26) | C | 1925. | Merrill C. Jenkins House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable vestibule.                       |
| 19<br>(330-317-3)  | C | 1924. | Thomas K. Wilson House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed side porch.                           |
| 20<br>(330-316-25) | C | 1936. | John F. Welch House. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed side porch.   |
| 24<br>(330-316-24) | C | 1924. | Marcus B. Hemingway House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, long shed dormers.                          |

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**(Colony Road, cont.)**

- 25  
(330-317-4) C 1924. Hartley M. Wheaton House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, attached 1-car garage.
- 34  
(330-316-23) C 1926. R.W. Desmond House. B: Beaver Hills Company. 2 1/2-story frame house with gable roof. (Photo 3)
- 35  
(330-317-5) C Ca. 1935. Albert C. Van Nest House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and dormers, exterior veneered with stucco.
- 39  
(330-317-6) C 1927. Raymond Gilmore House. 2 1/2-story Colonial Revival-style frame house with gable roof, open side porch.
- 40  
(330-316-22) C 1926. William and Edith Tuttle House. B: Beaver Hills Company. 2 1/2-story Bungalow-style frame house with jerkinhead gable roof. (Photo 3)
- 46  
(330-316-21) C 1930. Patrick M. Dillon House. 2 1/2-story Colonial Revival-style frame house with gable roof. (Photo 3)
- 51  
(330-336-1) C 1928. Lloyd L. Maurer House. B: Beaver Hills Company. 2 1/2-story frame house with gable roof.
- 52  
(330-316-20) C 1928. Richard A. Sanders House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 59  
(330-336-2) C 1926. George McKee House. B: Beaver Hills Company. 2 1/2-story Tudor/Colonial Revival-style frame house with gable roof, stuccoed exterior walls.

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**(Colony Road, cont.)**

- |                    |   |       |   |
|--------------------|---|-------|---|
| 60<br>(330-316-19) | C | 1928. | Henry and Harriet Falsey House. 2 1/2-story brick house with Tudor Revival-style exterior motifs, gable roof.   |
| 65<br>(330-336-3)  | C | 1929. | Joseph and Rose Amatruda House. B: F.G. Amatruda. 2 1/2-story Tudor Revival-style stone house with gable roof.  |
| 66<br>(330-316-18) | C | 1928. | John and Hellen Pellegrino House. 2 1/2-story Colonial Revival-style frame house with brick veneer on first story, gable roof.                        |
| 69<br>(330-336-4)  | C | 1930. | Herman Y. Stone House. B: Berman Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and dormers. |
| 72<br>(330-316-17) | C | 1931. | John J. Clohessy House. 2 1/2-story Colonial Revival-style frame house with gable roof.   |
| 78<br>(330-316-16) | C | 1930. | Stanley F. Nicklas House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion, brick veneer on front.                   |
| 79<br>(330-336-5)  | C | 1930. | Theodore and May Schaffer House. 2 1/2-story Tudor Revival-style frame house with brick veneer on first-story, gable roof.                            |
| 84<br>(330-316-15) | C | 1928. | Estelle Grace Kelly House. 1 1/2-story Tudor Revival-style frame house with brick veneer on first story, gable roof.                                  |
| 85<br>(330-336-6)  | C | 1931. | Samuel Allinson House. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed front porch.  |



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- 96  
(330-316-13) C 1930. Anthony and Rose Villano House. 2 1/2-story Tudor Revival-style frame house with brick veneer on first and second stories, gable roof.
- 100  
(330-316-12) C 1929. William and Anna Bolton House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule, front hip dormer.
- 101  
(330-386-2) C 1929. Samuel Calechman House. 2 1/2-story Georgian Revival-style frame house with gable roof.
- 108  
(330-316-11) C 1929. Samuel Gamer House. 2 1/2-story Colonial Revival style frame house with gable roof.
- 109  
(330-386-3) C 1934. Louis H. Weiner House. B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule, brick veneer on first-story front.
- 114  
(330-316-10) C 1930. Jacob and Evelyn Zempsky House. 2 1/2-story Tudor Revival-style house with stuccoed exterior, gable roof.
- 115  
(330-386-4) C 1931. Marion and Louis O'Brasky House. 2 1/2-story Tudor Revival-style frame house with gable roof.
- 120  
(330-316-9) NC 1938. Joseph R. Mariani House. B: Chapel Construction Company. 2 1/2-story Colonial Revival-style frame house with gable roof.

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- |                     |    |       |   |
|---------------------|----|-------|---|
| 123<br>(330-386-5)  | C  | 1931. | Morris Walhimer House. 2 1/2-story Tudor Revival-style brick and stone house with gable roof.   |
| 130<br>(330-316-8)  | C  | 1934. | Robert Saxe House. B: Willard Home Building Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule, brick and stone veneer on front.      |
| 133<br>(330-386-6)  | NC | N/A   | Vacant lot.   |
| 139<br>(328-406-1)  | C  | 1934. | Martin E. Gormley House. B: Nathan Drutman. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable and shed dormers, front partially veneered with stucco and stone trim. |
| 142<br>(328-405-40) | C  | 1931. | Samuel Cohen House. 2 1/2-story Tudor Revival-style frame house with hip roof, front gable pavilion, exterior partially veneered with brick, stucco, half-timbering.                        |
| 147<br>(328-406-2)  | C  | 1931. | Morris Walhimer House. 2 1/2-story Tudor Revival-style brick and stone house with gable roof, front gable pavilion.   |
| 150<br>(328-405-39) | NC | 1938. | Samuel Freedman House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front partially veneered with brick.                               |
| 155<br>(328-406-3)  | C  | 1933. | Harry H. Stone House. B: N. Drutman. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion, exterior veneered with brick and half-timbering. (Photo 26)         |

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**(Colony Road, cont.)**

- 156  
(328-405-38) C 1935. Henry and Belle Rosen House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and dormer, exterior veneered with brick, stone, stucco, half-timbering.
- 160  
(328-405-37) C 1930. Norman Smith House. B: Dearborn Realty Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion vestibule and dormer, exterior veneered with brick, stucco, half-timbering.
- 161  
(328-406-4) C 1931. Jacob Regalson House. 2 1/2-story Tudor Revival-style brick and frame house with gable roof, front gable pavilion and vestibule. (Photo 26)
- 165  
(328-406-5) C 1930. Edith Himmel House. 2 1/2-story Tudor Revival-style frame house with gable roof, front shed dormer and gable pavilion, front veneered with brick and stone. (Photo 26)
- 168  
(328-405-36) NC 1939. George and Gertrude Feinberg House. 2 1/2-story Colonial Revival-style brick house with hip roof.
- 172  
(328-405-35) C 1931. Aaron and Helen Israel House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilions, exterior veneered with stucco, brick, half-timbering.
- 175  
(328-406-6) C 1935. Isidore and Lillian Himmel House. 2 1/2-story Georgian Revival-style brick house with gable roof, gable dormers and pediment. (Photo 21)
- 180  
(328-405-34) C 1930. Abraham H. Brand House. B: Dearborn Realty Company. 2 1/2-story Colonial Revival-style frame house with gable roof.

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**(Colony Road, cont.)**

- |                     |    |       |   |
|---------------------|----|-------|---|
| 183<br>(328-406-7)  | C  | 1933. | Anthony and Camille Aceto House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion.   |
| 186<br>(328-405-33) | C  | 1936. | Allen Krevit House. B: Emerson Construction Company. 2 1/2-story Colonial Revival-style frame house with gable roof.  |
| 189<br>(328-406-8)  | NC | 1940. | Frank and Katherine Bobier House. 2 1/2-story Tudor Revival-style brick house with gable roof, front gable pavilion and vestibule.  |
| 192<br>(328-405-32) | C  | 1935. | Harry and Katherine Levine House. B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and dormer, stucco and stone exterior veneers.                     |
| 195<br>(328-406-9)  | C  | 1932. | Ernest Gordon House. B: Morris Building Company. 2 1/2-story Tudor Revival-style frame house with hip and gable roof, front gable pavilion and shed dormer, exterior veneered with stucco and stone. (Photo 22)         |
| 196<br>(328-405-31) | C  | 1931. | Abraham and Anna Goldberg House. B: Dearborn Realty Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable dormer and pavilion, upper story front walls veneered with stucco/half-timbering. |
| 201<br>(328-406-10) | C  | 1930. | William H. Feinstein House. B: Dearborn Realty Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front hip dormer, front partially veneered in brick. (PHoto 22)                                 |

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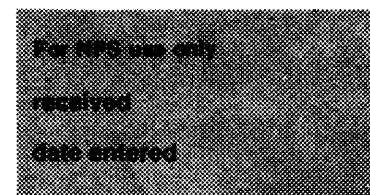
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(Colony Road, cont.)



204

(328-405-30) C 1936. B: Willard Home Building Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion, exterior partially veneered with brick and stone.

207

(328-406-11) C 1931. Barney and Elise Pitkin House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilions, stuccoed/half-timbered exterior. (Photo 22)

210

(328-405-29) C 1932. Albert and Jennie Penny House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion veneered with brick and cut stone. (Photo 2)

215

(328-406-12) C 1931. Charles M. Bolton House. 2 1/2-story Colonial Revival-style frame house with gable roof.

216

(328-405-28) C 1935. John and Eva Feinstein House. B: Nathan Drutman. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion veneered with brick, cut stone, half-timbering. (Photo 2)

219

(328-406-13) C 1932. Frank and Rose Martin House. B: Max Teitelman. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilions and shed dormer, brick and stone veneer on wall around front entry.

222

(328-405-27) C 1932. Max Teitelman House. B: Max Teitelman. 2 1/2-story Norman Revival-style frame house with gable roof, stuccoed front gable pavilion and semi-octagonal tower. (Photo 2)

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225

(328-406-14) C 1932. Edward and Harriet Schwartzman House. B: Nathan Drutman. 2 1/2-story Tudor Revival-style frame house with hip roof, front hip and gable pavilions, exterior veneered with brick, stone, stucco, half-timbering.

228

(328-405-26) C 1936. Edward D. Wallack House. B: Rosette Building Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule.

231

(328-406-15) C 1932. Harry and Anna Barnarsky House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion, dormer and vestibule, exterior partially veneered with brick, stone, stucco, half-timbering.

234

(328-405-25) C 1936. Meyer Feinberg House. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.

237

(328-406-16) C 1936. Martin H. Samuels House. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.

240

(328-405-24) C 1936. Herman E. Pickus House. B: Rosette Building Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule.

245

(328-406-17) NC 1938. A.A. Rosenfeld House. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pediment.

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246

(328-405-23)    C    1936.    Max and Sayre Klebanoff House. B: Rosette Building Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and segmental-arch dormer, exterior partially veneered with brick, stucco.

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**Crescent Street**

- 52  
(331-339-9) C 1923. M.E. Spencer House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 60  
(331-339-10) C 1923. George F. O'Keefe House. B: Beaver Hills Company. 2 1/2-story Colonial Revival frame house with gable roof, enclosed front porch.
- 66  
(331-339-11) C 1923. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed front porch.
- 120  
(321-388-15) C 1924. Birdsey A. Farmham House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed side porch.
- 124  
(321-388-14) C 1924. Robert S. Butler House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed side porch.
- 128  
(321-388-13) C 1924. Dwight M. Lewis House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed side porch.
- 134  
(321-388-12) C 1925. Truman H. Gilbert House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed side porch.
- 142  
(321-388-11) C 1925. Louis Barnett House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers.



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(Crescent Street, cont.)

150

(321-388-10)

C

1925. Jay H. Dickenson House. B; Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers, enclosed side porch.

(end Crescent Street)

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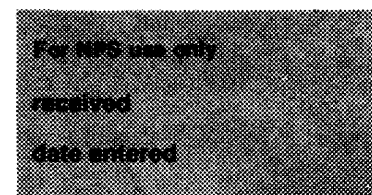
**Dyer Street**

- 10  
(329-388-9) C 1925. Edward Gerald House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed front porch.
- 47-49  
(329-407-33) C 1925. Abe Glickstein House. B: Beacon Realty Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof.
- 51-53  
(329-407-34) C 1925. Jacob Levine House. B: Beacon Realty Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof.
- 57  
(329-407-35) C 1931. Abraham and Frances Scharnett House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and shed dormer, exterior partially veneered with brick and stucco.

**(end Dyer Street)**

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**Ellsworth Avenue**

- 444**  
(330-317-12) C 1916. Courtland Babcock House. A: C.F. Townsend. B: Lunde, Lohne, and Stowe. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 445**  
(331-318-11) C 1916. Edwin C. Perkins House. A: C.F. Townsend. B: Beaver Hills Company. 2 1/2-story frame Bungalow with gable roof.
- 450**  
(330-317-11) C 1919. Benjamin P. Greene House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, open side porch.
- 453**  
(331-318-12) C 1916. John H. Brown House. A: C.F. Townsend. B: Beaver Hills Company. 2 1/2-story Georgian Revival-style frame house with hip roof. (Photo 25)
- 456**  
(330-317-10) C 1915. Herbert W. Norton House. B: Paul Swole. 1 1/2-story Colonial Revival-style frame house with gable roof topped by large shed dormer.
- 459**  
(331-318-13) C 1917. Harry and Elizabeth Hitchcock House. 2 1/2-story Federal Revival-style frame house with gable roof, gable dormers. (Photo 25)
- 460**  
(330-317-9) C 1912. Frank E. Edgar House. B: Beaver Hills Company. 2 1/2-story Bungalow-style frame and stone house with gable roof. (Photo 7)
- 467**  
(331-318-14) C 1912. George Bunnell House. 2 1/2-story Queen Anne-style frame house with gable roof, front gable dormers.

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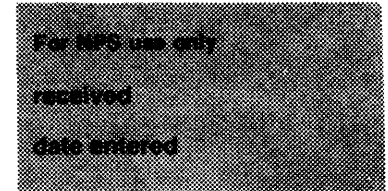
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(Ellsworth Avenue, cont.)

- |                       |    |       |  |
|-----------------------|----|-------|--|
| 470<br>(330-317-8)    | C  | 1916. | D. Spencer Berger House. A: Murphy and Dana. B: D.H. Clark Company. 2 1/2-story Federal Revival-style brick house with gable roof.                                   |
| 475<br>(331-318-1)    | C  | 1921. | Albert H. Powell House. A: R.W. Foote. 2 1/2-story Spanish Colonial-Revival style masonry house with stuccoed exterior, tiled hip roof. (Photo 24)                   |
| 480<br>(330-317-7)    | C  | 1913. | George W. Berger House. A: C.F. Townsend. B: B.H. Stowe and C. Knoll and Sons. 2 1/2-story Federal Revival-style frame house with gable roof, front eyebrow dormers. |
| 488<br>(330-336-11)   | C  | 1913. | Alexander Middleton House. A: C.F. Townsend. B: G.D. Wharton. 2 1/2-story Tudor Revival-style frame house with gable roof.   |
| 494<br>(330-336-10)   | C  | 1919. | Edward A. Judge House. A: R.W. Foote. B: Sullivan and McKeown. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers. (Photo 6)       |
| 495<br>(331-337-9)    | C  | 1913. | Louie L. Davis House. B: Charles E. Augur. 2-story Colonial Revival-style frame house with gable roof, large front shed dormer.                                      |
| 500<br>(330-336-9)    | C  | 1926. | Benjamin Specter House. 2 1/2-story Tudor Revival-style frame house with hip roof, front gable pavilion, exterior veneered with stucco, half-timbering.              |
| 505<br>(331-337-9.01) | NC | 1971. | 3-story Brutalist-style frame house.   |

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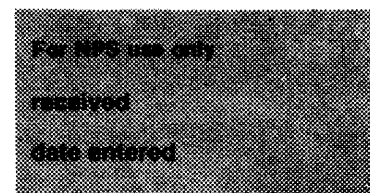
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**(Ellsworth Avenue, cont.)**

- 510  
(330-336-8) C 1922. William T. Birney House. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable dormers, open side porch. (Photo 6)
- 511  
(331-337-10) C 1920. Carl W. Betterher House. B: C.W. Murdock, Inc. 1 1/2-story Colonial Revival-style frame house with gable roof, front shed dormer.
- 516  
(330-336-7) C 1926. Morris Green House. B: T. D. Williams. 2 1/2-story Colonial Revival-style frame house with gable roof, 2-story southern wing. (Photo 6)
- 517  
(331-337-1) C 1920. W.H. Gates House. A: Brown and Von Veren. B: C.W. Murdock, Inc. 1 1/2-story Colonial Revival-style frame house with gambrel roof, front shed dormer.
- 526  
(330-386-12) C 1925. Martin B. Bohan House. 2 1/2-story Colonial Revival-style frame house with hip roof, small front dormer.
- 530  
(330-386-11) C 1926. Judith Sasso House. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 531  
(329-387-2) C 1923. Robert J. Menna House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers.
- 535  
(329-387-3) C 1927. Julius F. Riemer House. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers, front gable vestibule.

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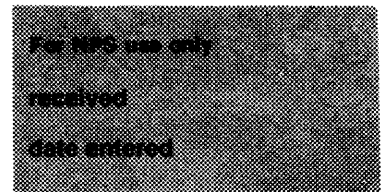
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- 536  
(330-386-10) C 1924. Thomas O'Keefe House. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 544  
(330-386-9) C 1926. Louis B. Drazen House. 2 1/2-story Colonial Revival-style frame house with hip roof, front gable pavilion, gable dormers.
- 545  
(329-387-4) C 1928. Samuel Botwick House. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable dormers.
- 550  
(330-386-8) C 1927. Isadore D. Lehman House. 2 1/2-story Colonial Revival-style frame house with hip roof, front hip dormer.
- 551  
(329-387-5) C 1931. Maxwell Lear House. B: Berman Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, brick veneer on first and second stories.
- 557  
(329-287-6) C 1932. Samuel Lesnow House. B: Berman Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, brick and stucco exterior veneers.
- 558  
(330-386-7) C 1927. Russell and Evelyn Rice House. B: Fusco and Amatruda. 2 1/2-story Tudor Revival-style frame house with partially truncated pyramidal roof, stucco and brick exterior veneers.
- 565  
(329-407-1) C 1935. Morris A. Nunes House. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pavilion and vestibule.

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- 573  
(329-407-2) C 1929. Louis Drabkin House. B: Nathan Drutman. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pavilion and vestibule.
- 577  
(329-407-3) C 1929. Samuel Lesnow House. B: Schiff and Spatz. 2 1/2-story Colonial Revival-style frame house with gable roof, large front shed dormer and gable pavilion.
- 580  
(328-406-30) C 1931. Anthony and Josephina Pegnataro House. 2 1/2-story Tudor Revival-style brick and stone house with gable roof, stuccoed and half-timbered front shed dormer. (Photo 5)
- 585  
(329-407-4) C 1932. Henry D. Gordon House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and vestibule.
- 590  
(328-406-29) NC 1937. Louis Botwinick House. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 591  
(329-407-5) C 1929. Louis H. Rubin House. 2 1/2-story Colonial Revival-style frame house with gambrel roof, shed dormers, enclosed side porch.
- 595  
(329-407-6) C 1931. William Lesnow House. 2 1/2-story Colonial Revival/Tudor Revival-style brick and stone house with hip roof, front gable pavilion.
- 600  
(328-406-27) C 1930. Alice and George Hotten House. B: George Hotten. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion. Stucco, brick, stone exterior veneers. (Photo 28)

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- 605  
(329-407-7) C 1928. Jacob H. and Louise Rubin House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion. Stucco, brick, stone exterior veneers.
- 606  
(328-406-27) C 1935. Frank Klugman House. B: Emerson Construction Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion. Stucco, brick, stone veneers. (Photo 28)
- 610  
(328-406-26) C 1930. Ethel Caplan House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable dormer, stuccoed exterior walls. (Photo 28)
- 615  
(329-407-8) C 1933. Minnie Krause House. 2 1/2-story Tudor Revival-style frame house with gable roof, exterior walls veneered with brick and half-timbering.
- 620  
(328-406-25) C 1931. Thomas Valenza House. B: George Hotten. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion and dormer, exterior veneered with brick, stucco, half-timbering.
- 623  
(329-407-9) C 1932. Abraham Alderman House. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion, exterior stucco, half-timbering veneers. (Photo 23)
- 625  
(329-407-10) NC 1938. B: Willard Home Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, brick veneer on first-story front. (Photo 23)
- 635  
(329-407-11) NC 1938. N.I. Botwinick House. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, vertical flush-board siding on first-story front.



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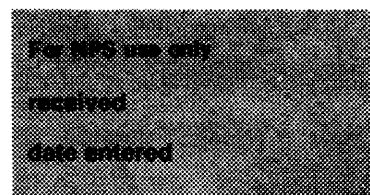
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- 636  
(328-406-24) NC 1938. Rose Johnson House. 2 1/2-story Tudor Revival-style frame house with gable roof, front sawtooth gable pavilion, exterior veneered with stucco and half-timbering. (Photo 4)
- 645  
(329-407-12) NC 1939. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pediment.
- 650  
(328-406-23) C 1936. Jay Allen House. 2 1/2-story Tudor Revival-style frame house with gable roof, large front gable pavilion, exterior veneered with brick, stone, stucco, half-timbering.
- 655  
(329-407-13) NC 1940. Paul R. Press House. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pediment, brick-veneer front.
- 660  
(328-406-22) C 1936. B: Nathan Drutman. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 665  
(329-407-14) NC 1941. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 666  
(328-406-21) C 1936. B: Rosette Building Company. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion, segmental-arch front dormer.
- 670  
(328-406-20) C 1936. B: Rosette Building Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pavilion, hip dormer.

**(end Ellsworth Avenue)**

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**Glen Road**

- |                    |    |           |  |
|--------------------|----|-----------|--|
| 10<br>(331-339-1)  | C  | ca. 1930. | 2 1/2-story Colonial Revival-style frame house with gable roof.                                  |
| 25<br>(329-388-17) | C  | ca. 1935. | 2 1/2-story Colonial Revival-style frame house with gable roof.                                  |
| 35<br>(329-388-18) | C  | ca. 1935. | 2 1/2-story Colonial Revival-style frame house with gable roof, front gable vestibule.           |
| 38<br>(331-338-4)  | C  | ca. 1925. | 2 1/2-story Colonial Revival-style frame house with gambrel roof, shed dormers, open side porch. |
| 39<br>(329-388-19) | NC | ca. 1945. | 2 1/2-story frame house with gable roof.   |
| 44<br>(331-338-3)  | NC | ca. 1920. | 2 1/2-story frame house with hip roof, front elevation stone-face veneer dating ca. 1975.        |
| 45<br>(329-388-20) | C  | 1932.     | 2 1/2-story Tudor Revival-style frame house with gable roof, stuccoed exterior walls. (Photo 20) |
| 48<br>(331-338-2)  | C  | ca. 1935. | 2 1/2-story Tudor Revival-style frame house with gable roof, stuccoed exterior walls.            |
| 49<br>(329-388-21) | C  | ca. 1915. | 2 1/2-story frame Bungalow with bracketed gable roof, large shed dormers. (Photo 20)             |
| 90<br>(331-337-2)  | NC | ca. 1960. | 1 1/2-story frame house with gable roof.   |

(end Glen Road)

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**Moreland Road**

45

(331-338-13)    NC    ca. 1945.    1 1/2-story Colonial Revival-style frame house with gable roof, front gable dormers.

**(end Moreland Road)**

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**Norton Parkway**

- |                     |   |       |   |
|---------------------|---|-------|---|
| 389<br>(331-319-10) | C | 1910. | Charles M. Dobbs House. 1 1/2-story frame Bungalow with gable roof.   |
| 390<br>(331-318-9)  | C | 1909. | Beaver Hills Company Field Office. B: Beaver Hills Company. 1 1/2-story frame Bungalow with gable roof. (Photo 10)  |
| 395<br>(331-319-11) | C | 1910. | C. Dawson Rosen House. 1920 alterations designed by R.W. Foote. 2 1/2-story Tudor Revival-style frame house with hip roof, stuccoed and half-timbered exterior. |
| 396<br>(331-318-8)  | C | 1910. | Frederick Moule House. 2 1/2-story Tudor Revival-style frame house with jerkinhead gable roof, stuccoed and half-timbered exterior. (Photo 10)                  |
| 399<br>(331-319-12) | C | 1911. | Rose McNulty House. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable dormers.  |
| 400<br>(331-318-7)  | C | 1909. | George H. Watrous House. 2 1/2-story Colonial Revival-style frame house with gambrel roof, shed dormers, cobblestone porch pedestals. (Photo 10)                |
| 405<br>(331-319-13) | C | 1911. | Francis Hamilton House. 2 1/2-story Queen Anne-style frame house with jerkinhead gable roof.  |
| 408<br>(331-318-6)  | C | 1910. | James M. Keane House. 2 1/2-story Queen Anne/Colonial Revival-style frame house with hip roof, front gable dormer, 2-story front porch. (Photo 10)              |

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(Norton Parkway, cont.)

- 409  
(331-319-14) C 1912. Raymond L. Bishop House. 2 1/2-story frame house with gable roof, shed-roofed front porch with brackets, octagonal columns.
- 412  
(331-318-5) C 1912. John J. Powers House. B: Beaver Hills (331-318-5) C 1912. Company. 2 1/2-story Colonial Revival-style frame house with hip roof, front hip
- 416  
(331-318-4) C 1909. Lewis L. Gilbert House. B: Beaver Hills Company. 2 1/2-story frame Bungalow with gable roof, front shed dormer. (Photo 9)
- 419  
(331-319-15) C 1913. Arthur B. Brown House. B: Beaver Hills Company. 2 1/2-story Queen Anne/Tudor Revival-style frame house with gable roof, stuccoed exterior.
- 420  
(331-318-3) C 1916. Merrill C. Jenkins House. A: C.F. Townsend. B: S.A. Taylor and B.H. Stowe. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers, enclosed front porch. (Photo 9)
- 425  
(331-319-1) C 1913. Theodore P. Swift House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable pediment.
- 426  
(331-318-2) C 1912. Archibald Hewitt House. B: Beaver Hills Company. 1 1/2-story frame Bungalow with gable roof, front gable dormer. (Photo 9)

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**(Norton Parkway, cont.)**

- 429**  
(331-338-14)            C            1914.            Eyler J. Todd House. A: M.B. Schmidt. B: Taylor and Wharton. 2 1/2-story Colonial Revival-style frame house with hip roof, front entry facing Moreland Road.
- 432**  
(331-337-8)            C            1916.            Louis and Martha Wilhelm House. A: L. Goff. B: F.J. Matthias and F. Warner. 2 1/2-story Colonial Revival-style frame house with gable roof, enclosed front porch.
- 435**  
(331-338-15)            C            1915.            Richard F. Liebeau House. A: R.W. Foote. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers, enclosed front porch.
- 440**  
(331-337-7)            C            1919.            Joseph M. McCormack House. A: Norton and Townsend. B: T. Tonneson. 2 1/2-story Colonial Revival-style frame house with hip roof, front gable dormer.
- 443**  
(331-338-16)            C            1917.            Arthur G. Waterhouse House. B: Beaver Hills Company. 2 1/2-story Tudor Revival-style frame house with jerkinhead gable roof, front shed dormer.
- 446**  
(331-337-6)            C            1919.            Charles B. Uren House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with hip roof.
- 449**  
(331-338-17)            C            1922.            Cowles Tolman House. B: Beaver Hills Company. 2 1/2-story Prairie-style frame house with hip roof.

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**(Norton Parkway, cont.)**

- 450  
(331-337-5) C 1915. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 451  
(331-338-18) C 1919. William Lindopp House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, large front shed dormer.
- 457  
(331-338-19) C 1924. Jadwin-Bristol House. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 458  
(331-337-4) C 1916. C. Frederick Townsend House. A: C.F. Townsend. B: Charles McFeeters and T.F. Conniff. 2 1/2-story Tudor Revival-style frame house with gable roof, front gable pavilion.
- 463  
(331-338-1) C 1918. William H. Cone House. A: C.F. Townsend. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with hip roof, enclosed front porch.
- 464  
(331-337-3) C 1924. Leo Setlow House. 2 1/2-story Colonial Revival-style frame house with tiled hip roof, stuccoed exterior. (Photo 11)
- 469  
(329-388-1) C 1919. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, large front shed dormer, stuccoed exterior.
- 470  
(329-387-12) C 1919. Charles Barton House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with hip roof, front gable pediment. (Photo 12)

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**(Norton Parkway, cont.)**

475

(329-388-2)

C

1920.

Edward C. Nuttrey House. B: Beaver Hills Company. 2 1/2-story Tudor Revival-style frame house with jerkinhead-gable roof, shed dormers.

476

(329-387-11)

C

1922.

James W. Smith House. 2 1/2-story Colonial Revival-style frame house with gable roof. (Photo 12)

479

(329-388-3)

C

1920.

David E. Rice House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof.

483

(329-388-4)

C

1921.

William Terhune House. B: Beaver Hills Company. 1 1/2-story Colonial Revival-style frame house with gable roof, gable roof dormers, front gable pediment.

484

(329-387-10)

C

1922.

Clyde R. Yates House. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers. (Photo 12)

488

(329-387-9)

C

1921.

Albert Van Nest House. B: Larsen and Rowe. 2 1/2-story Colonial Revival-style frame house with gable roof.

489

(329-388-5)

NC

ca. 1955.

1 1/2-story Colonial Revival-style frame house with gable roof, front shed dormer.

494

(329-387-8)

C

1922.

Ira Hook House. 2 1/2-story Colonial Revival-style frame house with gable roof.

495

(329-388-6)

C

1922.

Robert L. Coutts House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front shed dormer.



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**(Norton Parkway, cont.)**

- |                        |   |       |  |
|------------------------|---|-------|--|
| 499<br>(329-388-7)     | C | 1923. | John D. Strobel House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers.                              |
| 502<br>(329-387-7)     | C | 1923. | Arthur C. Bristol House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers, front entry on south side. |
| 503<br>(329-388-8)     | C | 1923. | Charles C. Unger House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with hip roof, front hip dormer.                                   |
| 506-08<br>(329-407-32) | C | 1924. | Cohen-Merriman House. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable dormer.  |
| 510<br>(329-407-31)    | C | 1924. | Herbert N. Rice House. 2 1/2-story Colonial Revival-style frame house with gable roof, front shed dormer.  |
| 514-16<br>(329-407-30) | C | 1924. | Bashwiner-Bauer House. 2 1/2-story Colonial Revival-style frame house with gable roof.   |
| 517-19<br>(329-408-2)  | C | 1924. | Thompson-Gutman House. 2 1/2-story Colonial Revival-style frame house with gable roof, front shed dormer.  |
| 523-25<br>(329-408-3)  | C | 1925. | C. Dawson Rosen House. 2 1/2-story Colonial Revival-style frame house with gable roof, front shed dormer.  |

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**(Norton Parkway, cont.)**

- 524  
(329-407-29)      C      1925.      2 1/2-story Colonial Revival-style frame house with gambrel roof, shed dormers, 2-story front porch.
- 530  
(329-407-28)      C      1925.      2 1/2-story Colonial Revival-style frame house with gambrel roof.
- 535  
(329-408-4)      NC      1959.      1-story frame house.
- 536  
(329-407-27)      C      1925.      2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormer, 2-story front porch.
- 538  
(329-407-26)      C      1925.      2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers.

**(end Norton Pkwy)**

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**Winthrop Avenue**

- 590  
(331-319-9) C 1915. William C. Ray House. 1 1/2-story Bungalow-style frame house with stuccoed exterior, gable roof.
- 591  
(331-320-11) C 1913. Beaver Hills Tennis Clubhouse. B: Beaver Hills Company. 1 1/2-story frame Bungalow with hip roof, front hip dormer. (Photo 14)
- 596  
(331-319-8) C 1909. William and Clara Coleman House. B: Beaver Hills Company. 2 1/2-story Bungalow-style frame house with gable roof.
- 600  
(331-319-7) C 1913. Beaver Hills Company Development House. A: R.W. Foote. B: S.A. Taylor and G.W. Wharton. 1 1/2-story frame Bungalow with gable roof, large front shed dormer.
- 603  
(331-320-12) C 1936. Morris and Eleanor Granoff House. 2 1/2-story Tudor Revival-style frame house with gable roof, large shed dormers, front gable pavilion.
- 604  
(331-319-6) C 1909. Edwin T. King House. 2 1/2-story Prairie-style frame house with hip roof, front hip dormer.
- 607  
(331-320-13) NC 1938. David Parzier House. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 608  
(331-319-5) C 1918. Frederick Alling House. B: A.M. Werebitzik. 2 1/2-story Queen Anne/Colonial Revival-style frame house with jerkinhead gable roof.

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## (Winthrop Avenue, cont.)

- 615  
(331-320-14)    NC    1939.    Louis and Sara Miller House. 2 1/2-story Colonial Revival-style frame house with gable roof, brick veneer on first-story front.
- 616  
(331-319-4)    C    1916.    Sydney Stokes House. B: Beaver Hills Company. 2 1/2-story frame Bungalow with gable roof, front shed dormer.
- 619  
(331-320-15)    NC    1938.    Sylvia Portkoff House. 2 1/2-story Colonial Revival-style frame house with gable roof, front shed dormer.
- 620  
(331-319-3)    C    1909.    Paul Barnett House. B: Michael Regan. 2 1/2-story frame Bungalow with jerkinhead-gable roof.
- 625  
(331-320-16)    NC    1938.    Peter Florentino House. 2 1/2-story Colonial Revival-style frame house with gable roof.
- 628  
(331-319-2)    C    1910.    2 1/2-story Queen Anne-style frame house with gambrel roof, 2-story front porch.
- 629  
(331-320-1)    NC    1938.    Samuel and Eva Ruderman House. 2 1/2-story Colonial Revival-style frame house with gable roof, front gable dormers.
- 639  
(331-339-8)    C    1925.    Chester W. Kirkwood House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with hip roof, front entry facing Moreland Road.
- 640  
(331-338-12)    C    1921.    Walter M. Thompson House. 2 1/2-story Colonial Revival-style frame house with gable roof, front entry facing Moreland Road.

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**(Winthrop Avenue, cont.)**

**644**

331-338-11)

C

1914.

Clara J. Welton House. 2 1/2-story frame Bungalow with gable roof, front shed dormer. (Photo 19)

**645**

(331-339-7)

C

1923.

George D. Blakeslee House. B: Beaver Hills Company. 2 1/2-story frame Bungalow with gable roof, front shed dormer.

**649**

(331-339-6)

C

1923.

George R. Davies House. B: Beaver Hills Company. 2 1/2-story Prairie-style frame house with hip roof.

**652**

(331-338-10)

C

1916.

William J. Meyers House. A: J. F. Kelley. B: A.G. Pokrob. 2 1/2-story Colonial Revival-style frame house with gable roof, massive Doric porch columns, large front shed dormer. (Photo 19)

**655**

(331-339-5)

C

1923.

Walter L. Edwards House. A: C.F. Townsend. B: Beaver Hills Company. 2 1/2-story frame house with gable roof.

**656**

(331-338-9)

C

1922.

William C. Roemer House. 2 1/2-story Colonial Revival-style frame house with gable roof.

**659**

(331-339-4)

C

1921.

Harry A. Lamb House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, front jerkinhead-gable dormer.

**662**

(331-338-8)

C

1925.

Joseph and Lena Bussman House. 2 1/2-story Colonial Revival-style frame house with gable roof.

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**(Winthrop Avenue, cont.)**

- 663  
(331-339-3) C 1921. William E. Janswick House. B: Beaver Hills Company. 2 1/2-story Tudor Revival-style frame house with gable roof, gable dormers, front veneered with stucco, half-timbering.
- 666  
(331-338-7) C 1916. Henry and Rosa Brandau House. A: C.F. Townsend. B: A.G. Pokrob. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers.
- 667  
(331-339-2) C 1921. Walter E. Ufford House. A: R.C. Perkins. B: Beaver Hills Company. 2 1/2-story Tudor Revival-style frame house with jerkinhead-gable roof, stuccoed exterior walls.
- 670  
(331-338-6) C 1916. Gustave and Anna Welter House. A: C.F. Townsend. B: A.G. Pokrob. 2 1/2-story frame Bungalow with gable roof, large shed dormers, enclosed front porch.
- 674  
(331-338-5) C 1918. Alfred E. Porter House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gable roof, large modern shed dormer.
- 690  
(329-388-16) C 1923. Carleton P. Gessner House. B: Beaver Hills Company. 2 1/2-story Colonial Revival-style frame house with gambrel roof, large shed dormers.

**(end Winthrop Avenue)**

## 8. Significance

Period	Areas of Significance—Check and justify below			
prehistoric	archeology-prehistoric	X	community planning	landscape architecture
1400-1499	archeology-historic		conservation	law
1500-1599	agriculture		economics	literature
1600-1699	X architecture		education	military
1700-1799	art		engineering	music
1800-1899	commerce		exploration/settlement	philosophy
X 1900-1936	communications		industry	politics/government
			invention	other (specify)

Criteria A and C.

Specific dates See Item # 7 Builder/Architect See Item # 7

### Statement of Significance (in one paragraph)

The Beaver Hills Historic District is architecturally significant as one of New Haven's finest extant groupings of early twentieth-century suburban residences. While a number of popular early twentieth-century building styles are represented in the district, the area is particularly notable for its inclusion of the city's best concentrated collection of vernacular Tudor Revival-style single-family houses, and one of the city's largest and most intact concentrations of pre-1945 Colonial Revival-style houses. Many district houses also represent the work of locally prominent architects and/or builders of the era. (Criterion C) The district is historically significant because it encompasses one of New Haven's most nearly intact examples of an early 20th-century suburban subdivision to have been thoroughly planned, promoted, and developed under the auspices of a speculative real estate development corporation. It also ranks "...among the first..." twentieth-century residential neighborhoods in the city "...to reflect the arrival of the automobile."<sup>1</sup> (Criterion A)

### Historical and Architectural Summary

The rise of land where the district lies was named "beaver hills" during the Colonial era due to its close proximity to several small ponds to the east which beavers frequented in great numbers during that period. The modern history of the Beaver Hills district dates from the first decade of the twentieth century. Prior to the turn of the century, the district remained dominated by patches of dense woods and open fields associated with farms owned by George Mead, Seldon Osborn, and William Farnham. The Mead farm encompassed the southern third of the district. The Osborn and Farnham farms dominated the central and northern portions, respectively. Between 1908 and the early years of the Second World War, the district emerged as one of New Haven's most popular and densely populated middle/upper-middle class suburban residential neighborhoods, a transformation planned, promoted, and regulated by the progeny of George Mead and William Farnham.

Following George Mead's death in 1906, ownership of his farm passed to his numerous heirs. Led by George Mead's eldest son, D. Irving Mead, these heirs, all of whom lived in other states, decided to subdivide the farm into houselots and initiate development of the land for residential use. In order to effect this purpose in as systematic and profitable a manner as possible, in 1908 Mead's heirs pooled their resources to form the Beaver Hills Company, a speculative real estate development corporation chartered by the State of New York.<sup>2</sup> Several weeks after its formation and the

## 9. Major Bibliographical References

See continuation sheet

## 10. Geographical Data

**Acreage of nominated property** 97

Quadrangle name New Haven

Quadrangle scale 1:24000

**UTM References** See continuation sheet

**A**

Zone Easting Northing

**B**

Zone Easting Northing

**c**

D | | | | |

**E** 

F 

**G**

H | | | | | | | | | |

### Verbal boundary description and justification

See continuation sheet

**List all states and counties for properties overlapping state or county boundaries**

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

**11. Form Prepared By**

<b>name/title</b>	J. Paul Loether/Technical Services Consultant,	edited by John Herzan, National Register Coordinator
-------------------	--	---

**organization** New Haven Preservation Trust **date** January 14, 1986

street & number P.O. Box 1671 telephone (203) 562-5919

city or town New Haven state Connecticut

## 12. State Historic Preservation Officer Certification

**The evaluated significance of this property within the state is:**

\_\_\_\_ national        X   state      \_\_\_\_ local

**As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.**

**State Historic Preservation Officer signature**

title Director, Connecticut Historical Commission

**date** June 24, 1986

**For NPS use only**

**I hereby certify that this property is included in the National Register**

Entered in the  
National Register

date 7-31-86

**Keeper of the National Register**

**Attest:**

**date**

### Chief of Registration



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**Significance (cont.)**

completion of its initial Mead farm subdivision survey, the company acquired an additional nine acres of land from the abutting Osborn farm to the north.<sup>3</sup> Extending northward to and, in the western portion of the district, beyond Dyer Street, this additional acreage was rapidly incorporated within the company's overall subdivision plans.

Following the completion of its subdivision layout, the Beaver Hills Company immediately began to promote the development of the area as a preferred residential locus for businessmen, professionals, and similar middle to upper-middle class city residents. In its sales brochure, the firm's overall marketing approach and goals were summarized as follows: "Beaver Hills offers a novel opportunity to those who would live in their homes, designed with reference to their own needs and surroundings, with all that gives one pride in location."<sup>4</sup>

Services and restrictions established by the Beaver Hills Company to regulate the progress of the subdivision's development over the long term were numerous and varied. Working in conjunction with the city, the company laid out new, carefully landscaped streets with curbs and broad tree-lined sidewalks through the subdivision, as well as the land which abutted it to the north.<sup>5</sup> In order to "avoid undesirable cheapness of design" the company provided a full range of house plans of different styles to its patrons as well as an "approved" group of professional architects for consultation purposes.<sup>6</sup> While not required, the company was also willing to act as the general contractor supervising the actual construction of a client's new house. The company also attached a restrictive covenant on every deed for lots purchased in the subdivision. Stipulations in this covenant included the requirements that new owners build a single-family house costing a minimum of \$3,500, and that construction of the house had to take place within two years of the lot purchase date.<sup>7</sup>

From an architectural standpoint, the Beaver Hills Company's goal in its development of the district was "...the ideal of the House Beautiful and the House Useful combined for the man of average income."<sup>8</sup> While the firm did not require its clients to use its own staff of architects, all plans for new houses in the subdivision were subject to the company's approval prior to construction.<sup>9</sup> Organized primarily as a sales and regulating organization, the firm did not initially intend to become involved in building houses on speculation (although as the years progressed it did so on an increasing basis), but rather to act as the agent/overseer in the "proper" development of the area. Nonetheless, its services were intended to be available in "assisting" each purchaser with every aspect relating to the design and construction of their new home.

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**Significance (cont.)**

To help emphasize the area's identity as a self-contained residential community, the Beaver Hills Company erected the extant brick and concrete gateway piers along Goffe Terrace flanking each of the streets leading into the district from the southwest. To bolster the area's sense of community spirit, the company initially constructed 390 Norton Parkway for use as a neighborhood "clubhouse." The company also maintained a field office in this building. In the company's promotional brochure, this house is described as a "...Bungalow modeled after the characteristic structures of southern California, with Mission furniture" (Photograph 10).<sup>10</sup> The building's clubhouse functions were transferred to the Bungalow-style Beaver Hills Tennis Club building at 591 Winthrop Avenue following its completion in 1913 (Photograph 14).

In retrospect, the Beaver Hills Company's approach in its efforts to initiate development of the area was not only highly successful; it was, at least from a local standpoint, also novel and highly significant. A 1916 New Haven Register article refers to the company's approach in developing the area as "...absolutely unique in the history of American cities." While journalistic license may have prompted the article's author to overstate the case somewhat, the article rather accurately conveys the sense that planned residential communities of this type were clearly not the norm during this era.

The Beaver Hills Company continued to promote and oversee development in the area through the greater part of the 1930s. On July 22, 1938, following the sale of the bulk of the last few remaining lots in the subdivision, the company ceased operations following its absorption by another family enterprise, the midwestern-based Mead Property Company.<sup>11</sup> This latter firm made no attempt to maintain active involvement in the district.

Following William Farnham's death, subdivision of the abutting land in the northern portion of the district for residential development was initiated in the late 1920s by William's heirs, led by his son Arthur. Unlike the Mead family, the Farnhams did not organize their holdings under a speculative corporate umbrella along the lines of the Mead family's Beaver Hills Company. Functioning as individuals and/or loosely organized partnerships, they retained no staff architects, nor did they provide consultative services with respect to design, construction, etc. However, virtually all deeds of sale given by the Farnhams included restrictive covenants essentially

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**Significance (cont.)**

identical to those found in Beaver Hills Company deeds with respect to minimum setbacks, permissible building types, etc. The only notable difference was that in most cases the Farnhams increased the minimum house construction cost to \$7,000.<sup>12</sup> As a result of these covenants and the fact that most Farnham subdivision houses were erected by the same builders using the same basic patterns used in the southern portion of the district during this era, the Farnham subdivision essentially emerged as a de facto architectural and social extension of the Beaver Hills Company subdivision. The Farnham family continued to sell off lots in the district as well as in the area immediately abutting the district to the west through the mid-1940s.

Featuring numerous well-preserved examples of large and moderately sized houses designed and built in a variety of popular early twentieth-century vernacular architectural styles, the Beaver Hills Historic District continues to form one of the City of New Haven's most substantially intact contiguous collections of suburban residential architecture erected prior to the Second World War. Included within the district are New Haven's largest concentrated group of Tudor Revival-style residences, and one of the city's largest and most nearly intact collections of Colonial Revival-style residences.<sup>13</sup> The district is dominated by houses "designed" and built by locally prominent early-twentieth builders/construction firms, such as Nathan Drutman, B.H. Stowe, Lund and Lohne, the Emerson Construction Company, the Willard Home Building Company, and the Rosette Building Company, as well as the Beaver Hills Company, itself. However, it also includes a number of houses designed by locally prominent architects of the period, such as R.W. Foote, J. Frederick Kelly, and Brown and Von Beren, as well as the largest known collection of houses designed by C. Frederick Townsend and the architectural firm, Townsend and Norton.

The district also includes one final architectural feature worthy of note. It features one of the city's best collections of early twentieth-century garages, in both attached and freestanding forms.<sup>14</sup> Most of these garages were constructed at the same time or within a year of the construction of the house with which they are associated. As a group, they form an early and important tangible reflection of the influential role played by the privately owned automobile in the development and expansion of the city's more outlying suburban residential neighborhoods like Beaver Hills, which were not readily accessed by extant streetcar railway systems during the early twentieth century.

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**Significance (cont.)**

**End Notes**

1. Elizabeth Mills Brown, (New Haven: A Guide to Architecture and Urban Design New Haven: Yale University Press, 1976), pg. 54.
2. **New Haven Town Records: Corporations**, Vol. 19: pp. 174, 175.
3. **New Haven Land Records**, Vol. 616: pg. 501.
4. **Beaver Hills** (New Haven: Beaver Hills Company, n.d.), pg. 8.
5. Ibid., pg. 10.
6. Ibid., pg. 12.
7. Ibid., pg. 12.
8. Ibid., pg. 12.
9. Ibid., pg. 12.
10. Ibid., pg. 14.
11. **New Haven Land Records**, Vol. 1371: pg. 264.
12. For examples, see **New Haven Land Records**, Vol. 1231: pg. 544; Vol. 1169: pg. 143.
13. Based on field review and the following publications: **New Haven Historic Resources Inventory: Phases I, II, III, IV** (New Haven: The New Haven Preservation Trust, 1981-84); **Dwight Area Historical and Architectural Resources Survey** (New Haven: The Connecticut Trust for Historic Preservation, 1980).
14. Ibid.

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**UTM References:**

**Pt. Zone/Easting/Northing**

A. 18/672190/4577150  
B. 18/672220/4576995  
C. 18/672200/4576990  
D. 18/672230/4576840  
E. 18/672295/4576810  
F. 18/672290/4576630  
G. 18/672340/4576450  
H. 18/672310/4576320  
I. 18/672260/4576330  
J. 18/672215/4576180  
K. 18/671725/4576390  
L. 18/671730/4576430  
M. 18/671680/4576440  
N. 18/671790/4576680  
O. 18/671850/4576650  
P. 18/671910/4576780  
Q. 18/671840/4576810  
R. 18/671920/4576980  
S. 18/672000/4576940  
T. 18/672070/4577120  
U. 18/672110/4577100  
V. 18/672100/4577080

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**Verbal Boundary Description**

**East** - From the junction of the northern line of Goffe Terrace and the western property line of 8 Crescent Street: proceed north along the western property lines of the lots fronting the western side of Crescent Street to the southern line of Moreland Road; then east along the southern line of Moreland Road to the western line of Crescent Street; then north/northwest along the western line of Crescent Street to the northern property line of 690 Norton Parkway; then west along the northern property line of 690 Norton Parkway to the western property line of 234 Crescent Street; then north along the southwestern property lines of the lots fronting the southwestern side of Crescent Street to the junction of the eastern property line of 665 Ellsworth Avenue; then north along the eastern property line of 665 Ellsworth Avenue to the northern property line of 665 Ellsworth Avenue.

**North** - From the junction of the eastern and northern property lines of 665 Ellsworth Avenue: proceed west along the northern property line of 665 Ellsworth Avenue, continuing across Ellsworth Avenue and along the northern property lines of 670 Ellsworth Avenue and 245 Colony Road to the western line of Colony Road; then north along the western line of Colony road to the northern property line of 246 Colony Road; then west along the northern property line of 246 Colony Road to the western property line of 246 Colony Road; then south along the western property lines of the lots fronting the western side of Colony Road to the northern property line of 365 Bellevue Road; then west along the northern property line of 365 Bellevue Road, continuing across Bellevue Road and along the northern property line of 370 Bellevue Road; then across Bellevue Road and along the northern property line of 370 Bellevue Road to the western property line of 370 Bellevue Road.

**West** - From the junction of the northern and western property lines of 370 Bellevue Road; proceed south along the western property lines of the lots fronting the western side of Bellevue Road to the southern property line of 290 Bellevue Road; then east along the southern property line of 290 Bellevue Road to the western line of Bellevue Road; then south along the western line of Bellevue Road to the southern line of Glen Road; then west along the southern line of Glen Road to the western property line of 170 Bellevue Road; then south along the western property lines of the lots fronting the western side of Bellevue Road to the southern property line of 30 Bellevue Road; then east along the southern property line of 30 Bellevue Road to the western line of Bellevue Road; then south along the western line of Bellevue Road to the northern line of Goffe Terrace.



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**(Verbal Boundary Description, cont.)**

**South** - From the junction of the western line of Bellevue Road and the northern line of Goffe Terrace; proceed east along the northern line of Goffe Terrace to the western property line of 8 Crescent Street.

**Verbal Boundary Justification**

The district's boundaries were delineated on the basis of three major criteria: (1) the visual characteristics which distinguish the district from the surrounding portions of the city; (2) the thematic unity of the district as an intact, pre-World War II suburban residential neighborhood planned and developed under the auspices of two major real estate speculators; and (3) conformance with established National Register criteria concerning structures less than 50 years old.

The eastern, northern, and southern boundaries of the district were initially derived on the basis of visual and thematic considerations. Bordered to the east and north by Beaver Ponds Park, Crescent Street forms a strong visual terminus for the both the district's eastern and northern sides. The district's southern boundary is visually defined by the shift in scale, period, and/or usage which takes place between the structures located within the district and those along the southern side of Goffe Terrace, and by the brick piers built by the Beaver Hills Company in 1908 at the junction of Goffe Terrace and streets extending northeastward into the district. Maps and land records dating from the first-half of the twentieth century indicate that the eastern, northern, and southern boundaries as defined visually were identical to those prescribed by thematic considerations. Wherever possible, the edges of the eastern, northern and southern boundaries as defined by visual and thematic criterion were then adjusted to exclude structures less than 50 years old.

The district's western boundary was defined primarily on the basis of the criterion of thematic unity and date of construction. Maps and land records indicate that both the Beaver Hills Company/Farnham family subdivisions as they had evolved by the 1930s extended west to and, in some cases, beyond the lots along the western side of Boulevard. However, building department records indicate that, while some scattered houses along Boulevard and the streets immediately to its west were erected before 1937, roughly 60-65% of these houses were built after 1937, and therefore do not meet the age requirements for National Register listing. For this reason, the district's western boundary extends no farther the westernmost lines of the lots along the western side of Bellevue Avenue.

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Approximate scale: 1" = 400'

District Boundaries: 

Street Numbers: 603

Non-contributing  
Properties..... ●

Style notations -

Colonial Revival..... ■

Tudor Revival..... ✕

Bungalow..... ▲

Miscellaneous..... □

(Note: buildings not drawn to scale; location of buildings approximated.)

